



## BRANKSOME WOOD ROAD, BOURNEMOUTH, BH2

### **£895,950 FREEHOLD**

An immaculately presented four bedroom detached family home perfectly situated adjacent to the Bournemouth gardens which run from Coy Pond all the way to the town centre and beach. The current owners have consistently improved and extended the property and it views incredibly well with contemporary accommodation throughout, superb amounts of parking and beautiful gardens. Vendors suited.

Detached House | Four bedrooms | Three reception rooms | Two modern bathrooms | Contemporary kitchen | Generous amounts of storage | Landscaped rear garden | Large driveway

Westbourne | 01202 767633 |

**Winkworth**





## LOCATION

Bournemouth is a seaside resort known for having seven miles of sandy beaches, Victorian architecture and a buzzing nightlife. The town is also home to Bournemouth Pier, an activity centre with an obstacle course, a climbing wall and a zip line and the two mile long Bournemouth Gardens which offer rock gardens, an aviary and plant species from 3 continents.

The town centre has a pedestrianised high street with a mix of department stores, well known fashion brands, high street shops and independent boutiques. Surrounded by restaurants, bars and coffee shops, there are plenty of opportunities to relax and unwind after a busy day.

Westbourne village is nearby and offers a variety of independent shops, restaurants and coffee houses as well as the popular well known high street names such as Marks & Spencer.

The Bournemouth Wessex Way is very close and gives direct access to the M27 motorway with London just 1 hour 30 minutes commute. There are also main line train routes from either Poole or Bournemouth railway stations which connect the Weymouth to London Waterloo South West train service.





## DESCRIPTION

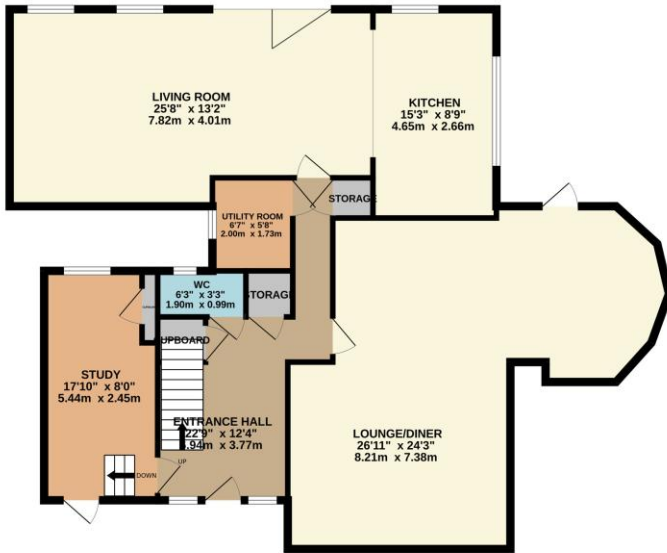
The house is approached via a block paved driveway which offers parking for a number of cars and is bordered by a manicured front garden with established hedge surround.

Once inside you are presented with bright, spacious sociable living space comprising of a large lounge diner, living room which looks out over the rear garden and a high specification, bespoke, contemporary kitchen. There is also a utility room with space and plumbing for domestic appliances and an abundance of storage throughout including three cupboards in the hallway. The study was converted from an old garage and is now a fully usable room with direct and private access from the front of the house making it an ideal space to work from home.

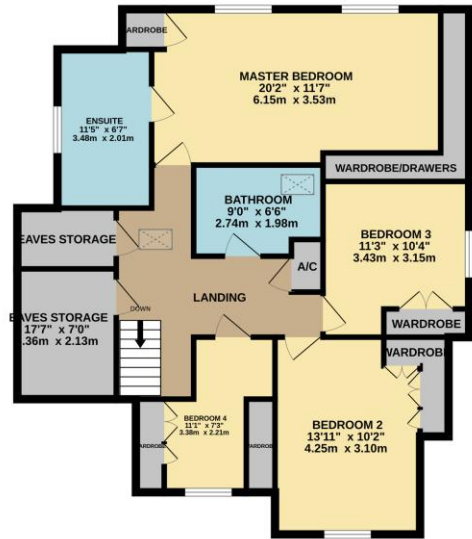
The upstairs also presents brilliantly with four bedrooms all enjoying fitted wardrobes with further space for free standing furniture. There are three good size double rooms and a smaller fourth bedroom. The master bedroom has the added benefit of a stunning ensuite shower room with large walk in shower alongside stylish fittings. The family bathroom is tiled and comprises of a suite to include WC, wash hand basin and a panelled bath.

The rear garden is a particular feature of the property. Professionally landscaped with slow growing easy to maintain shrubs and hedging.

GROUND FLOOR  
1281 sq.ft. (119.0 sq.m.) approx.



1ST FLOOR  
987 sq.ft. (91.7 sq.m.) approx.



TOTAL FLOOR AREA : 2268 sq.ft. (210.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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*If you are considering purchasing this property as a 'buy to let' investment, please contact a member of our Lettings team on 01202 767313 for a rental valuation*

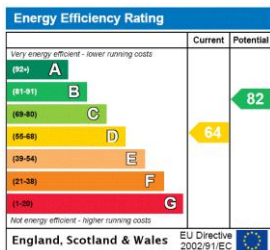
**COUNCIL TAX BAND:** F

**TENURE:** Freehold

**LOCAL AUTHORITY:** BCP

## AT A GLANCE

- Detached House
- Four bedrooms
- Three reception rooms
- Two modern bathrooms
- Contemporary kitchen
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